



October 25th, 2011

Dear Council Member Hofstede and City Staff,

On Oct. 24th, Sheridan Neighborhood Organization (SNO) met to discuss the RFP for 13th Ave. NE and Marshall Street NE. Our goal was to correct some inaccurate information given at our September meeting and to establish the intent of the community with regard to development.

Present last night were 5 original voters. It is clear from the 5 and conversations with half a dozen others that the outcome of the September community vote was affected by the inaccurate information presented to them at the meeting.

In light of the facts, our discussion led to the following list of priorities for the site:

1. Market Rate housing with the potential to become ownership is the community's number one priority. We feel the site warrants a premium development. Higher end housing would add stability to our community. Creating a development with the potential for ownership offers potential to bring our excess of rental closer to balance in the future. In this aspect, we prefer Everwood's proposal.
2. Design preferences lean heavily toward Diversified's plan for 13th Avenue with the walk-out units for live/work opportunities and the stepped or tiered effect, giving it a lighter presence. Fewer than 150 units may help achieve this. Some preference was also expressed for the well considered path Diversified offers for preserving the view-shed of the brewery from Main Street. However, they did obstruct the view with their own building.

Other design features of critical importance: Coordinate exterior materials to compliment the brewery, preserve view-sheds of the brewery and respect the importance of the site: adjacent to the historic buildings, and as gateway to the 13th Ave. business corridor and link to connect the community to the park and river.

3. The consensus on the Grain Belt Office Building is that it should go to Collaborative Design Group, the firm with the strongest preservation capability. Though the idea of an event center and restaurant is appealing to the community, we recognize that it is less viable. Besides, RSP has been planning to make an event center in an undeveloped building across the street.

Thank you for your consideration,

Sincerely,

Jenny Fortman, President

Sheridan Neighborhood Organization